

# 201 SW 7th Street KELSO, WASHINGTON

- 0.97 AC of Land
  - For Sale or Lease
  - Please call for rates
  - High-traffic, signalized intersection
  - Located at Main & Main Longview-Kelso's highest traffic intersection
- \*Please see realignment diagram below

## HIGH VISIBILITY RETAIL

## FOR SALE OR FOR LEASE



### CONTACT



**Brock Switzer**  
503-245-1400 Ext 518 - brock@hsmPacific.com



**CHAIN LINKS**  
RETAIL ADVISORS

HSM Pacific Realty, Inc.  
0612 SW Idaho St, Suite 2

[www.hsmPacific.com](http://www.hsmPacific.com)



2023 Estimated

Population

Ave. H.H. Income

Daytime employees

1 mile

10,712

\$50,425

8,390

3 mile

55,124

\$65,969

32,006

5 mile

70,398

\$69,604

35,166

Trade Area

99,129

\$60,715

41,010



**CONTACT**



**Brock Switzer**

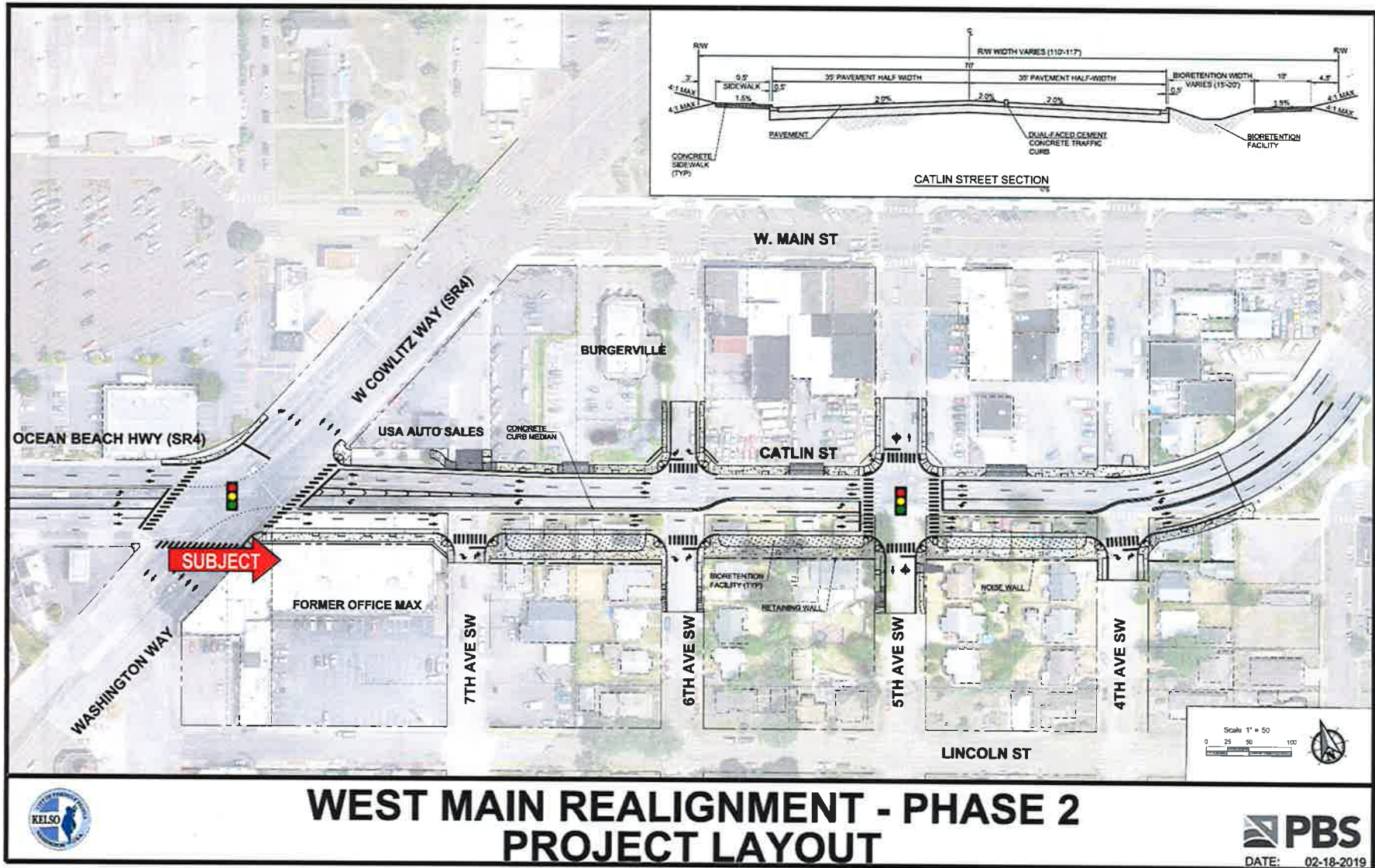
503-245-1400 Ext 518 - brock@hsmPacific.com



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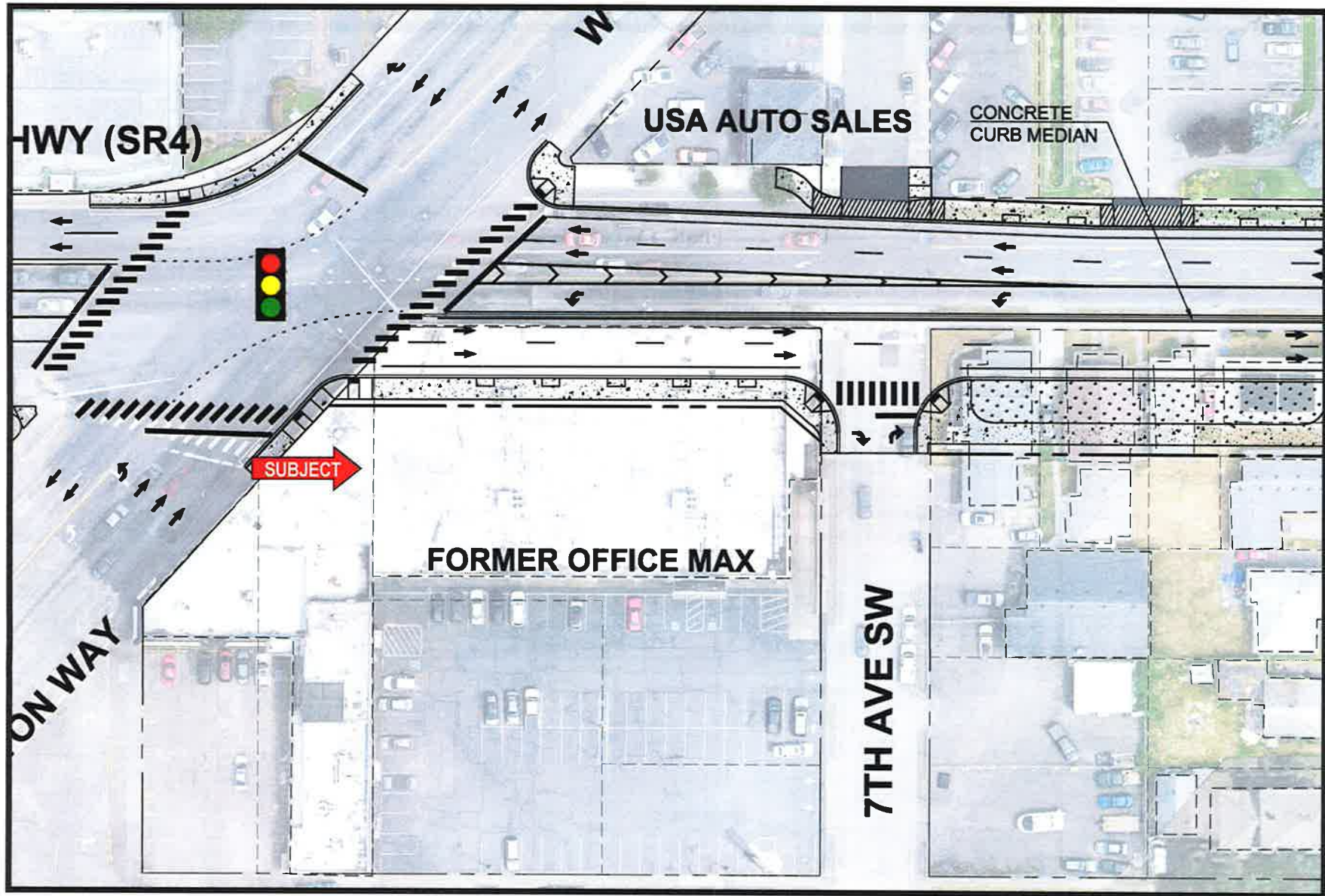
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# WEST MAIN REALIGNMENT - PHASE 2 PROJECT LAYOUT

## West Main Street Realignment Frontage Impacts Plan



Detailed West Main Street Realignment Frontage Impacts Plan

# Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 46.1456/-122.923

201 7th Ave SW Kelso, WA 98626		1 mi radius	3 mi radius	5 mi radius
<b>Population</b>				
2023 Estimated Population		10,976	55,162	70,759
2028 Projected Population		11,237	56,862	72,881
2020 Census Population		10,870	54,392	69,822
2010 Census Population		10,753	52,439	66,834
Projected Annual Growth 2023 to 2028		0.5%	0.6%	0.6%
Historical Annual Growth 2010 to 2023		0.2%	0.4%	0.5%
<b>Households</b>				
2023 Estimated Households		4,802	22,288	28,390
2028 Projected Households		5,055	23,624	30,075
2020 Census Households		4,695	21,686	27,650
2010 Census Households		4,601	21,248	26,872
Projected Annual Growth 2023 to 2028		1.1%	1.2%	1.2%
Historical Annual Growth 2010 to 2023		0.3%	0.4%	0.4%
<b>Age</b>				
2023 Est. Population Under 10 Years		11.6%	13.0%	12.8%
2023 Est. Population 10 to 19 Years		11.0%	12.1%	12.2%
2023 Est. Population 20 to 29 Years		14.9%	13.6%	13.0%
2023 Est. Population 30 to 44 Years		18.1%	18.7%	18.6%
2023 Est. Population 45 to 59 Years		17.1%	17.0%	17.5%
2023 Est. Population 60 to 74 Years		15.8%	16.8%	17.5%
2023 Est. Population 75 Years or Over		11.6%	8.7%	8.4%
2023 Est. Median Age		40.9	38.7	39.4
<b>Marital Status &amp; Gender</b>				
2023 Est. Male Population		49.8%	49.1%	49.2%
2023 Est. Female Population		50.2%	50.9%	50.8%
2023 Est. Never Married		31.3%	30.1%	29.0%
2023 Est. Now Married		34.7%	40.6%	42.6%
2023 Est. Separated or Divorced		25.6%	22.4%	21.7%
2023 Est. Widowed		8.4%	6.8%	6.7%
<b>Income</b>				
2023 Est. HH Income \$200,000 or More		2.9%	5.6%	6.4%
2023 Est. HH Income \$150,000 to \$199,999		2.5%	5.5%	6.0%
2023 Est. HH Income \$100,000 to \$149,999		9.4%	13.0%	14.1%
2023 Est. HH Income \$75,000 to \$99,999		16.8%	15.3%	14.9%
2023 Est. HH Income \$50,000 to \$74,999		17.7%	18.1%	18.2%
2023 Est. HH Income \$35,000 to \$49,999		11.5%	12.8%	12.5%
2023 Est. HH Income \$25,000 to \$34,999		10.8%	9.4%	8.8%
2023 Est. HH Income \$15,000 to \$24,999		11.1%	9.2%	8.8%
2023 Est. HH Income Under \$15,000		17.3%	11.0%	10.3%
2023 Est. Average Household Income		\$71,868	\$89,495	\$93,648
2023 Est. Median Household Income		\$52,045	\$63,563	\$66,514
2023 Est. Per Capita Income		\$32,242	\$36,392	\$37,770
2023 Est. Total Businesses		838	2,116	2,452
2023 Est. Total Employees		8,479	25,320	27,840

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<b>Race</b>				
2023 Est. White		81.0%	82.2%	83.0%
2023 Est. Black		2.9%	2.0%	1.8%
2023 Est. Asian or Pacific Islander		2.5%	2.6%	2.5%
2023 Est. American Indian or Alaska Native		1.4%	1.2%	1.2%
2023 Est. Other Races		12.3%	12.0%	11.5%
<b>Hispanic</b>				
2023 Est. Hispanic Population		1,348	6,417	7,816
2023 Est. Hispanic Population		12.3%	11.6%	11.0%
2028 Proj. Hispanic Population		12.3%	11.6%	11.1%
2020 Hispanic Population		12.7%	12.3%	11.6%
<b>Education (Adults 25 &amp; Older)</b>				
2023 Est. Adult Population (25 Years or Over)		7,705	37,870	48,838
2023 Est. Elementary (Grade Level 0 to 8)		4.5%	4.2%	3.9%
2023 Est. Some High School (Grade Level 9 to 11)		8.2%	6.7%	6.3%
2023 Est. High School Graduate		35.3%	31.4%	31.3%
2023 Est. Some College		28.3%	28.7%	29.6%
2023 Est. Associate Degree Only		11.7%	12.9%	12.5%
2023 Est. Bachelor Degree Only		8.0%	10.1%	10.6%
2023 Est. Graduate Degree		4.1%	5.9%	5.8%
<b>Housing</b>				
2023 Est. Total Housing Units		5,151	23,662	30,060
2023 Est. Owner-Occupied		37.6%	51.1%	54.8%
2023 Est. Renter-Occupied		55.7%	43.1%	39.6%
2023 Est. Vacant Housing		6.8%	5.8%	5.6%
<b>Homes Built by Year</b>				
2023 Homes Built 2010 or later		4.3%	4.0%	4.5%
2023 Homes Built 2000 to 2009		4.8%	6.5%	7.5%
2023 Homes Built 1990 to 1999		6.4%	7.9%	10.2%
2023 Homes Built 1980 to 1989		4.7%	5.4%	6.5%
2023 Homes Built 1970 to 1979		14.5%	17.1%	17.6%
2023 Homes Built 1960 to 1969		9.7%	11.8%	11.0%
2023 Homes Built 1950 to 1959		15.5%	13.2%	11.7%
2023 Homes Built Before 1949		33.2%	28.4%	25.6%
<b>Home Values</b>				
2023 Home Value \$1,000,000 or More		2.3%	2.7%	2.4%
2023 Home Value \$500,000 to \$999,999		14.1%	12.4%	12.1%
2023 Home Value \$400,000 to \$499,999		15.9%	19.1%	18.9%
2023 Home Value \$300,000 to \$399,999		27.4%	29.2%	30.0%
2023 Home Value \$200,000 to \$299,999		19.4%	19.8%	19.1%
2023 Home Value \$150,000 to \$199,999		7.5%	6.4%	6.1%
2023 Home Value \$100,000 to \$149,999		2.7%	2.1%	2.0%
2023 Home Value \$50,000 to \$99,999		5.4%	3.4%	3.5%
2023 Home Value \$25,000 to \$49,999		4.4%	3.3%	4.0%
2023 Home Value Under \$25,000		0.9%	1.5%	1.8%
2023 Median Home Value		\$318,806	\$342,661	\$340,290
2023 Median Rent		\$806	\$866	\$874

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<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	8,988	43,866	56,364
2023 Est. Civilian Employed	46.6%	53.9%	53.9%
2023 Est. Civilian Unemployed	4.1%	3.7%	3.8%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	49.2%	42.2%	42.2%
2023 Labor Force Males	49.4%	48.7%	48.8%
2023 Labor Force Females	50.6%	51.3%	51.2%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	4,193	23,660	30,389
2023 Mgmt, Business, & Financial Operations	11.4%	13.1%	13.3%
2023 Professional, Related	18.0%	20.1%	19.7%
2023 Service	20.5%	18.9%	18.2%
2023 Sales, Office	12.5%	15.5%	15.6%
2023 Farming, Fishing, Forestry	0.6%	0.8%	0.8%
2023 Construction, Extraction, Maintenance	7.2%	8.4%	8.4%
2023 Production, Transport, Material Moving	29.8%	23.2%	23.9%
2023 White Collar Workers	41.9%	48.7%	48.6%
2023 Blue Collar Workers	58.1%	51.3%	51.4%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	83.6%	81.9%	82.4%
2023 Drive to Work in Carpool	9.2%	8.8%	8.6%
2023 Travel to Work by Public Transportation	0.3%	0.4%	0.5%
2023 Drive to Work on Motorcycle	-	-	0.1%
2023 Walk or Bicycle to Work	2.6%	3.0%	2.5%
2023 Other Means	0.3%	0.7%	0.8%
2023 Work at Home	4.0%	5.3%	5.1%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	38.3%	36.5%	32.6%
2023 Travel to Work in 15 to 29 Minutes	34.2%	34.3%	37.5%
2023 Travel to Work in 30 to 59 Minutes	18.2%	18.8%	18.4%
2023 Travel to Work in 60 Minutes or More	9.3%	10.5%	11.5%
2023 Average Travel Time to Work	18.2	18.2	18.7
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$267.29 M	\$1.45 B	\$1.9 B
2023 Est. Apparel	\$9.28 M	\$50.69 M	\$66.66 M
2023 Est. Contributions, Gifts	\$14.63 M	\$81.66 M	\$107.97 M
2023 Est. Education, Reading	\$8.01 M	\$45.24 M	\$59.99 M
2023 Est. Entertainment	\$14.67 M	\$81.08 M	\$107.02 M
2023 Est. Food, Beverages, Tobacco	\$41.72 M	\$223.08 M	\$292.3 M
2023 Est. Furnishings, Equipment	\$9.13 M	\$50.4 M	\$66.48 M
2023 Est. Health Care, Insurance	\$24.87 M	\$133.65 M	\$175.42 M
2023 Est. Household Operations, Shelter, Utilities	\$88.36 M	\$471.61 M	\$617.95 M
2023 Est. Miscellaneous Expenses	\$5.02 M	\$27.3 M	\$35.91 M
2023 Est. Personal Care	\$3.59 M	\$19.43 M	\$25.51 M
2023 Est. Transportation	\$48.01 M	\$262.71 M	\$345.61 M

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